



THE
A-TEAM

**RE/MAX
FIRST**

410 MORNINGSIDE Way, Airdrie T4B 3M4

MLS® #: **A2161464**

Area: **Morningside**

Listing Date: **09/06/24**

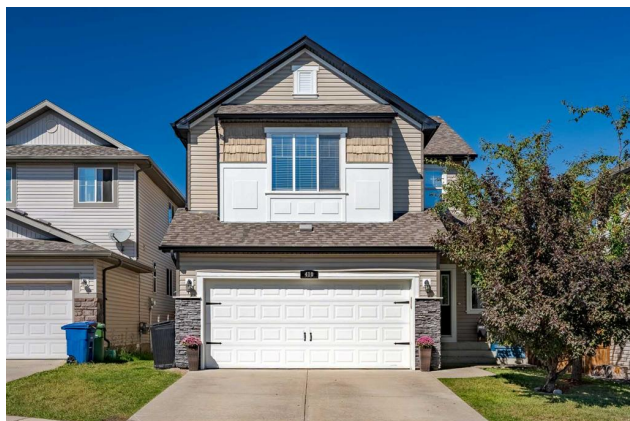
List Price: **\$645,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$5k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,008**

Low Sqft:

Ttl Sqft: **2,008**

Lot Information

Lot Sz Ar: **4,779 sqft**

Lot Shape:

DOM

12

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`9" x 7`11"
Living Room	Main	22`11" x 13`8"
2pc Bathroom	Main	7`6" x 3`1"
Walk-In Closet	Upper	8`9" x 8`9"
Bedroom	Upper	9`11" x 9`8"
Bedroom	Upper	12`5" x 9`11"
Bonus Room	Upper	16`10" x 14`7"

Room	Level	Dimensions
Dining Room	Main	11`5" x 7`11"
Foyer	Main	9`7" x 9`5"
Bedroom - Primary	Upper	14`9" x 12`11"
5pc Ensuite bath	Upper	12`7" x 10`10"
4pc Bathroom	Upper	9`11" x 4`11"
Laundry	Upper	5`2" x 2`10"
4pc Bathroom	Basement	7`2" x 5`0"

Bedroom
Furnace/Utility Room

Basement
Basement

16`3" x 7`11"
24`0" x 9`10"

Bedroom

Basement

13`6" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-13-B

0611513

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT 14 from 11AM - 1PM!! Welcome home to this Beautiful FULLY FINISHED 4 bedroom, 3.5 bathroom, 2-storey gem in the highly sought after SW Airdrie community of Morningside! This home is a perfect blend of style, comfort, and functionality, making it ideal for families of all sizes. Step inside to find a bright and airy main level featuring an open floor plan that invites you to relax and entertain. The spacious family room, complete with a cozy gas fireplace, flows seamlessly into the open-concept IMPRESSIVELY REDONE KITCHEN. Here, you'll love the feature center island, fresh white and bright cabinetry, and a spacious eating area that overlooks the mint-condition, low-maintenance, fully fenced backyard—a private oasis for outdoor fun! Head upstairs to discover a large bonus room, perfect for movie nights or a play area. The primary bedroom is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite. Two additional spacious bedrooms, a separate 4-piece bathroom, and a conveniently placed upstairs laundry room round out the upper level—no more hauling laundry up and down stairs! The fully finished basement offers even more living space with a second family room or media room, a 4th bedroom with double closets, and a full 4-piece bathroom. This home has been meticulously cared for and radiates pride of ownership from top to bottom. Don't miss out on this home sweet home—schedule your viewing today and make it yours!**

Inclusions:
Property Listed By: **Blinds, Curtains and Curtain Rods, TV Mount, Security Equipment, Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

